

Chapter 9 Capital Improvements Element

<u>GOAL</u>	Gulf County will provide adequate public facilities based on LOS standards for both existing and future populations consistent with the availability of financial resources.
OBJECTIVE 1.1	Capital Improvements will be implemented as necessary <u>and feasible</u> to correct existing deficiencies in public facilities identified in this plan <u>the yearly capital improvements currency review</u> , and to serve <u>meet</u> the needs of projected future growth, in accordance with an <u>the</u> adopted Capital Improvements Plan <u>Element</u> .
POLICY 1.1.1	The Capital Improvements Element shall consider only <u>will include</u> those facility types required in Rule 9J-5 F.A.C., which are Transportation, Sanitary Sewer, Potable Water, Solid Waste, Drainage, <u>public school facilities</u> and Parks and Recreation .
POLICY 1.1.2	The County will <u>may</u> include <u>any other facility or</u> projects identified in the other Comprehensive Plan Elements <u>as necessary into a</u> the Five-Year Schedule of Capital Improvements <u>Schedule</u> which will be <u>reviewed and</u> updated <u>during the</u> annually <u>budget process</u> .
POLICY 1.1.3	The Capital Improvements Element will be utilized in preparing the County ' s annual budget, which includes not only the facility types identified in Policy 1.1.1, but also other facility types necessary for the public health, safety, and welfare of the community. <u>and all projects included in the 5 Year Capital Improvements Schedule must be financially feasible.</u>
POLICY 1.1.4	The Capital Improvements Element shall include public facility improvements that are in excess of \$10,000 <u>\$25,000</u> and/or that are non-recurring <u>including Federal and State regulatory mandates</u> required for applicable facilities.
<u>POLICY 1.1.4</u>	Gulf County shall review Policy 1.1.1 for impacts to the school system and work through the School Interlocal Agreement to <u>maintain acceptable LOS and include proportionate-share mitigation into the capital improvements schedule as applicable.</u>

OBJECTIVE 1.2	Expenditures of public funds that promote land development in Coastal High Hazard Areas (<u>CHHA</u>) shall be limited as described in the Coastal Management Element of this Plan.
POLICY 1.2.1	County expenditures for infrastructure improvements in the CHHA will be limited to those necessary to protect human health and/or safety, and/or those necessary to protect environmental quality.
OBJECTIVE 1.3	Development orders and building permits will be issued contingent upon the availability of adequate public facilities, based on adopted levels of service.
POLICY 1.3.1	<p>The availability of public facilities shall be determined and measured for the required public facility types using the adopted Level of Service (LOS) standards contained in the following elements of the Comprehensive Plan:</p> <ul style="list-style-type: none"> • Traffic Circulation • Infrastructure, including Solid Waste, Drainage, Potable Water and Sanitary Sewer • Recreation and Open Space • <u>Schools Facilities Element</u>
OBJECTIVE 1.4	Future development will bear a proportionate cost of facility improvements needed to maintain adopted levels of service standards.
POLICY 1.4.1	The County will ensure that future development <u>through proportionate-share mitigation</u> bears a proportionate cost of the <u>public</u> facility improvements necessitated by the development in order to adequately maintain adopted level of service standards.
POLICY 1.4.2	Gulf County will continue to monitor the feasibility of implementing impact fees, or similar mechanisms, to assure the provision of adequate public facilities, concurrent with development impacts.
POLICY 1.4.3	The Port of Port St. Joe will bear the costs of public facility improvements associated with port development or necessitated by port development to maintain adopted levels of services.

<u>POLICY 1.4.4</u>	Gulf County will coordinate with adjacent jurisdictions to maintain level of service on arterial and connector roads that impact their jurisdictions.
OBJECTIVE 1.5	The County shall manage its fiscal resources in order to ensure that Capital Improvements needed because of previously issued development orders and future development orders are provided in accordance with the Five-Year Schedule of Capital Improvement.
POLICY 1.5.1	The County shall adopt a Capital Budget <u>the Five-Year Capital Improvements Schedule</u> for transmittal to the State at the same time that it that reflects the adopts adopted it Annual Operating Budget. The Schedule shall include those projects necessary to maintain the adopted levels of service <u>concurrency</u> set forth in Policy 1.3.1.
POLICY 1.5.2	<p>The following criteria will be used to evaluate projects for inclusion in the Five-Year Schedule of Capital Improvements:</p> <ul style="list-style-type: none"> • the relationship to individual elements of the Comprehensive Plan; • the elimination of public hazards; • the elimination of existing capacity deficiencies; • the impact on the annual operating and capital budgets; • location in relation to the Future Land Use Map; • the accommodation of new development and redevelopment facility demands; • the financial feasibility of the proposed project; and • the relationship of the improvements to the plans of State agencies and the Northwest Florida Water Management District. • <u>transportation impacts</u> • <u>impacts to the school system</u> • <u>private funded improvements that impact public facilities</u>
POLICY 1.5.3	The debt service implications of the Five-Year Schedule of Capital Improvements will be evaluated as part of the Monitoring and Evaluation of the Capital Improvements Element on an annual basis.

POLICY 1.5.4	<p>The County will address the renewal and replacement of public facilities in the Five Year Schedule of Capital Improvements. <u>The County staff will evaluate all applicable public facilities for replacement needs, correcting deficiencies and future demands. The staff will report their recommendations to the County Commissioners during the annual budget process to include them in the Five-Year Capital Improvements Schedule as feasible.</u></p>										
<u>POLICY 1.5.5</u>	<p><u>The Interlocal Concurrency Council shall monitor the water supply LOS concurrency and Gulf County shall amend the Five-Year Capital Improvements Schedule as necessary to include any respective capital improvements required to maintain the 2010, 2015 and 2020 level of service water supply concurrency projections of Chapter 4: Goal 2, Policy 2.1.9.</u></p>										
<u>OBJECTIVE 1.6</u>	<p><u>The County shall ensure that their capital improvements needs are consistent with the School Board's Florida Inventory of School House (FISH) and the School Board's Five Year District Facilities Work Program.</u></p>										
<u>POLICY 1.6.1</u>	<p><u>As required in the Interlocal Agreement for Public School Facility Planning, the County shall apply the following adopted LOS district wide:</u></p> <table border="1"> <thead> <tr> <th><u>Type of School</u></th><th><u>Level of Service</u></th></tr> </thead> <tbody> <tr> <td><u>Elementary</u></td><td><u>100% of DOE permanent FISH capacity</u></td></tr> <tr> <td><u>Middle</u></td><td><u>100% of DOE permanent FISH capacity</u></td></tr> <tr> <td><u>High</u></td><td><u>100% of DOE permanent FISH capacity</u></td></tr> <tr> <td><u>Special purpose</u></td><td><u>100% of DOE permanent FISH capacity</u></td></tr> </tbody> </table> <p><u>DOE: Department of Education</u> <u>FISH: Florida Inventory of School House</u></p>	<u>Type of School</u>	<u>Level of Service</u>	<u>Elementary</u>	<u>100% of DOE permanent FISH capacity</u>	<u>Middle</u>	<u>100% of DOE permanent FISH capacity</u>	<u>High</u>	<u>100% of DOE permanent FISH capacity</u>	<u>Special purpose</u>	<u>100% of DOE permanent FISH capacity</u>
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<u>POLICY 1.6.2</u>	<p><u>The Interlocal Concurrency Council will use the Florida Inventory of School House (FISH) report and the University of Florida Bureau of Economic Business Research (BEBR) data to project student population and population growth projections and report their concurrency findings and recommendations to the County, City of Port</u></p>										

	<u>St Joe, City of Wewahitchka, and the School Board.</u>
<u>POLICY 1.6.3</u>	<u>All capital improvements projects required to maintain School concurrency shall be financial feasible and financed within the County's annual operating budget and as projected in the Five Year Capital Improvement Schedule.</u>
<u>POLICY 1.6.4</u>	<u>The County will receive the School Board's yearly updated Five-Year District Facilities Work Program by October 1st of each year to be reviewed and adopted by reference into the County's Comprehensive Plan Five Year Capital Improvements Element Schedule before December 1st of each year.</u>
<u>POLICY 1.6.5</u>	<u>The County, along with the other Local Governments, will assist the School Board in evaluating proportionate share mitigation options when development impacts exceed concurrency LOS of the respective service area. Proportionate share mitigation options include contribution of land, actual construction or expansion of school facilities, or contribution into a mitigation bank consistent with the Interlocal Agreement for Public School Facility Planning and the School Facilities Element.</u>